

COMMISSIONERS APPROVAL

IMAN 

CHILCOTT 

FOSS 

STOLTZ 

KANENWISHER 

Members Present.....Commissioner J.R. Iman, Commissioner Greg Chilcott, Commissioner Suzy Foss, Commissioner Ron Stoltz and Commissioner Matt Kanenwisher

Date.....November 22, 2011

► Minutes: Glenda Wiles

► The Board met at 9:06 a.m. to consider changes for Planning Board re-organization and bylaws. Present at this meeting was Planning Administrator Terry Nelson, Planning Board Members Jan Wisniewski and Mary Lee Bailey, Park Board Member John Ormiston, Citizens Bill Menager, Katrina Mendrey, Rob Meyers and RC Watchdog Maggie Wright.

Commissioner Stoltz stated this proposal is a draft of his ideas as discussed at the last meeting. He noted the biggest changes he has made in the draft is reducing the board size from twelve members to seven members with a representative from the farm and ranch and building Industry as well as a licensed professional such as a surveyor or engineer with 75% of their income being derived from their profession. He noted the changes also include from 'Planning Director' to 'Planning Administrator' and that the BCC has oversight over the by-laws and the Planning Board.

Commissioner Foss stated the county is remiss by not taking advantage of the volunteer boards as they can do a lot when it comes to research and planning. She suggested they not worry so much about the number of members but rather worry about using their abilities better.

Commissioner Kanenwisher stated the criteria for subdivisions must be reviewed as it is required by law. He suggested they keep the Planning Board at the same number but remove the Park Board representation.

Commissioner Chilcott stated he is not aware that an even number caused any problem in the vote. The Park Board representative was placed on this board about four years ago due to issues of park land dedication and cash in lieu. He would like this representation to continue.

Commissioner Iman stated he was a member of the Planning Board when the Park Board Representative was added. The Park Board has an obligation for park land dedication and they had no seat at the table, this board representation allowed them the ability to weigh in on their

recommendations to the Planning Board for properties with park land requirement. He also felt the Park Board representation should continue. Commissioner Iman also addressed the various types of representatives other than the school districts.

Continued discussion by the Board included the requirement of being a land freeholder, the type of representative, terms of membership, Park Board representation, industry representation, and representation required by Montana Statute.

Commissioner Stoltz stated changing the membership tells the citizens what the BCC wants for their Board make up.

Commissioner Stoltz made a motion to have the Park Board represented by 5 Commissioner Districts, keep conservation district representation, one member from the farming and ranching community, two positions from the building real/estate and professional industry (such as surveyor or engineer), and two at large members totaling 11 members. Commissioner Foss seconded the motion for discussion.

Public Comment:

Terry Nelson wanted to change the President and Vice –President to Chair and Vice Chair.

Mary Lee Bailey stated they have had a wide range of members in years past and it worked well. It is up to the Commissioners to decide what that make up will be. School Districts represent a geographic area which is important for the citizens. Sometimes the professionals aren't always present for the meetings because of their jobs. This volunteer board presents the BCC with the 'cliff notes' on each subdivision.

John Ormiston was present to represent the Park Board noting having a Park Board Member as a representative on the Planning Board has helped the Park Board make their decisions. It gives them early notice on the upcoming subdivisions as well as the ability to make a site visit with the Planning Board. He advocates leaving Park Board representation on the Planning Board.

Rob Meyers addressed the economy in the valley, the natural resources available within our county and what the county can do to research and assess the infrastructure needs in order to promote the economy with current and potential businesses.

Jan Wisniewski addressed the need to have professionals on the board. Builder and Real Estate Professional Chip Pigman who recently served on the board was a wealth of information for the Planning Board. Specific knowledge is important as well as district representation.

Katrina Mendrey felt the BCC was hamstringing themselves with 'builders and real estate' as there is no economy for that right now. Currently there are lots of empty land/lots in the valley as well as businesses for sale right now. There are lots of amazing things that can happen right now if the BCC appoints members who want to think outside the box.

Bill Menager perceived a conflict of interest by having park representation on the Planning Board because they vote on their own. The at large positions should be restricted to certain professionals and or industries. It would be nice to have someone from the business industry like Katrina mentioned.

Commissioner Iman asked about legal notice and legal challenge. Commissioner Stoltz indicated he has already discussed that with the attorney's office and there is no need for public hearing.

Commissioner Chilcott stated he would like to remove the 75% income source because there are some retired professionals that might like to serve on this board.

Commissioner Stoltz amended his motion that the two at large positions be 'business owners'. No second was given for that amendment. Amendment died for lack of second.

Commissioner discussion:

Commissioner Foss stated the focus is not subdivisions right now and Rob and Katrina made some good points. She is not comfortable with the proposed changes.

Commissioner Kanenwisher addressed yesterday's presentation of the Strategic Economic Plan. The Planning Board's primary responsible is to review subdivisions. He does not support the motion, because the Commissioners already have the ability to put that kind of representation on the board. The motion would just be a political statement.

Commissioner Iman addressed the conflict of interest noting the Planning Board filters out the information to present the facts. Is the purpose of the board to receive applications and vet them against the law? If we want to change the uses of the Planning Board that is outside of the statute, so do we want the Planning Board to venture into areas that are not required by law? If so then that needs to be discussed at a later time.

Commissioner Chilcott stated he did not feel the makeup of this board is broken. We have a Economic Development Board, a Planning Board that functions well in regard to the applications of subdivisions. While there is a new thought to add responsibilities to the Planning Board for economic development, that primary responsibility is still with the RCEDA. He has no problem broadening the role of the planning board and that role can be changed by the appointment process.

Commissioner Stoltz stated he is not doing this to be political; he is doing this because of people's comments to him. That is why he brought this forward. Commissioner Foss felt this was a good conversation to have and the BCC has learned a lot. Commissioner Kanenwisher stated he did not hear anything that would help the makeup of the Planning Board, and the only reason for a change would be political.

Commissioner Stoltz voted "aye". Commissioners Iman, Chilcott, Foss and Kanenwisher voted "nay". (Motion failed 4-1)

Commissioner Kanenwisher made a motion to change the bylaws from Director to Administrator and include the language that the BCC approves any by-law changes. Commissioner Foss seconded the motion. Commissioner Chilcott stated in the future he would like to amend the by-laws to be more consistent with the MCA and add other duties as assigned. All voted “aye”. (5-0)

► The Board met at 10:20 a.m. for various administrative issues as follows:

- **CTEP Payment to Specialty Excavation for the Corvallis Eastside Highway Path Project - Glenda brought forth a prepay request for the final payment to Specialty Excavation on this project which has been approved by Territorial Engineering. Due to yesterday’s schedule she will prepare the pre-pays today for signature. The amounts are as follows: Pay application #2 to Specialty in the amount of \$58,279.25. 1% Gross sales tax to D.O.R. in the amount of \$588.68 and the 5 % retainage fee to Specialty in the amount of \$4,170.44. Commissioner Kanenwisher made a motion to pay these claims in the amount as set forth. Commissioner Chilcott seconded the motion and all voted “aye”. (5-0)**
- **Minutes of October 24 – 28, 2011 as corrected - Commissioner Chilcott made a motion to approve of these minutes as corrected. Commissioner Kanenwisher seconded the motion and all voted “aye”. (5-0)**
- **Airport Hangar Lease #448 for Beatrice C. Evans (Evans Estate Lease) - Glenda noted the Airport Board has recommended BCC approval for this new lease with Beatrice Evans. Commissioner Chilcott made a motion to approve this lease. Commissioner Kanenwisher seconded the motion and all voted “aye”. (5-0)**
- **Speed Study Request through the Town of Victor - Glenda noted she received two phone calls from Victor Residents, and she also feels that 45 m.p.h. through the town should be reduced to 45 m.p.h. as the 65 m.p.h. speed at Mountain View Road (northern end of Victor) is too high and should be reduced to 45 m.p.h. Commissioner Chilcott made a motion to request a speed study from Montana Department of Transportation with explanation of what the BCC would like to see in that area, particularly around the Mountain View Road area. Commissioner Kanenwisher seconded the motion and all voted “aye”. (4-0) It was agreed Commissioner Iman and Glenda will work on the letter bringing it back for Commission signature.**
- **Commissioner Articles in the Ravalli Republic – The Commissioners agreed they would like to have a ‘Commissioners Corner’ in the Ravalli Republic Newspaper every other week. The Commissioners will alternate individual submissions to the paper.**

► Human Resource Director Robert Jenni met with the Commissioners at 10:45 a.m. for a quick update which included one Employee Action Form for an on call employee at the Extension Office.

► IT Director Joe Frohlich met with the Commissioners at 11:00 a.m. for an update.